

# Former Citibank Building Available

4,665 SF Building on +/- 0.80 Acres (34,939 SF)

2550 S Sutton Road | Hoffman Estates, Illinois 60192



## Property Information

- + Located off I-90/Route 59 full interchange.
  - 133,500 VPD on I-90
  - 41,210 VPD pass our proposed site on Sutton Road.
- + Access:
  - Located at a traffic light making access to the site convenient.
  - The site is also located at the main entrance to a 700,000 ft Regional Power Center containing a variety of National big box and Junior box traffic generators. Being part of the shopping center provides access to our site from multiple access points from other surrounding thoroughfares.
- + Daytime Population:
  - In addition to the employees working the retail sites there is approximately 360,000 SF of Office Buildings behind our site providing a large daytime population.
- + Retail Traffic Generators:
  - There is over 1.4 million square feet of retail within a quarter mile of the site. The retail has very little vacancy showing support from consumers to this Regional shopping destination.
  - Retailers consist of Cabela's, Duluth Trading Company, Target, Home Goods, TJ Maxx, Ross Dress For Less, Pet Smart, Old Navy, Burlington, Star Cinema Grill.
- + Entertainment & Hotels:
  - In addition to the retail and office there is also hotel and a large entertainment venue that is located within the Prairie Stone development. The "NOW Arena" hosts a variety of entertainment and sporting events every weekend.

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Sale or Lease

## Aerial & Demographics



Demographics	1 Mile	2 Mile	3 Mile
Population	23,326	165,174	349,357
Average HH Income	\$156,770	\$126,725	\$126,872
Daytime Population	47,814	149,708	326,975
Employees	34,107	67,780	154,965

Traffic Counts	
Sutton Road	41,210 VPD
Higgins Road	25,160 VPD



## Contact Us

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